

R U S H C O U N T Y  
A R E A P L A N C O M M I S S I O N  
2 0 1 3 A n n u a l R e p o r t

## RUSH COUNTY

### **Commissioners:**

Bruce Levi  
Mark Bacon  
Ken Masters

### **Council:**

Gerald Mohr  
Kevin Spilman  
Jerry Kent  
Marvin Hedrick  
Charles A. Smith  
Warren Norris  
Janet Kile

## RUSHVILLE

### **Council:**

Robert Bridges  
Brad Berkemeier  
Brian Conner  
Brian Sheehan  
Craig Smith  
Michael Pavey, Mayor  
Ann Copley, Clerk-Treasurer

## CARTHAGE

### **Town Council:**

Marsha Dyer  
Shannon Spence  
Rachael Brown  
Kelly Land  
Bill Davis  
Linda McMahan, Clerk-Treasurer

## GLENWOOD

### **Town Board:**

Ramona Turner  
Jon Lykins  
Denny Richardson  
Mary Richardson, Clerk-Treasurer

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# MESSAGE FROM DIRECTOR

## 2013 Highlights

- 2013 saw additional change in the APC office. I was fortunate to take over as Director in August and was able to bring on a great assistant, albeit only part time, and together we have done a great deal of work organizing the APC office and purging obsolete files.
- I was able to attend several continuing education events in the second half of 2013 including the APA-Indiana Chapter Fall Conference, a grant writing workshop and a floodplain administrator workshop.
- This year saw the building of several large projects and completion of one major project from 2012. The multi-million dollar Pioneer Hi-Bred expansion was completed this year as well as a multi-million dollar expansion of INTAT. A major expansion and renovation for Hubler Chevrolet and the construction of a new Farm Credit Services office were both started in 2013 and both nearing completion.
- A shift was made in the APC to move away from paper forms and record keeping to digital records. This will allow for less storage required and create digital backups of new files as well as previous files that have been catalogued.

## **A Look Forward to 2014**

There are several ongoing projects for 2014 that should result in positive benefits for the entire county.

1. The City of Rushville has recently began the process of updating its comprehensive plan. The process should be expected to last for most of 2014 and the end result will provide direction for the city for years to come.
2. Applications and forms are being revised to be easier to comprehend and complete and will be available electronically for easier submission.
3. Continued organization of the APC office to provide better and quicker customer service through easily searchable electronic databases.
4. Both the City of Rushville and Rush County zoning ordinances and subdivision regulations will be undergoing review to fix areas of inconsistency, clear up areas of confusion, add definitions for better clarity and institute processes for the handling of permits and reviews.

Finally, there are some promising improvements on the horizon for the APC office. The current arrangement of the Area Plan Commission may be reorganized to allow the City of Rushville to form their own building department and boards. The preliminary plan would allow this to happen under a joint city-county department that would give more flexibility for both Rushville and Rush County. There is tremendous potential in this plan to manage growth for all of Rush County for years to come while maintaining valuable agricultural land.

I would like to thank the APC, BZA, Mayor Pavey and Rushville City Council, Board of Commissioners, County Council, and most importantly the citizens of Rush County for your continued support and for welcoming me to Rush County.

Respectfully Submitted,

Kevin Tolloty, AICP  
Executive Director  
Rush County Area Plan

## STAFF & CONSULTANTS

**Kevin Tolloty, AICP**

Executive Director  
(Started Aug. 2013)

**Katherine Meyer**

Executive Director  
(2012 – July 2013)

**Rhea Dawn Buckley**

Planning Assistant

**Gilda Caviness**

Attorney

**David Rogier**

Planning Consultant

**Coor Consulting**

Map Consultant

## AREA PLAN COMMISSION

The Plan Commission is comprised of 10 members appointed by various City and County elected officials. The Plan Commission makes decisions regarding land use and development through the review of subdivisions, site plans, and rezone petitions. The commission also makes recommendations to local legislative bodies in reference to rezone petitions, planned unit development proposals, and amendments to the text of the Rush County Zoning Ordinance, Rush County Subdivision Control Ordinance, City of Rushville Zoning Ordinance, and City of Rushville Subdivision Control Ordinance.

Members:	Appointment:
Mike Holzback	County Commissioners - Citizen
Ruth Geise	County Commissioners - Citizen
Brad Berkemeier	Rushville City Council
Joann Mull	Rushville Mayor - Citizen
Ramona Turner	Glenwood Town Board
Marsha Dyer	Carthage Town Board
Marvin Hedrick	County Council
Neal Kuhn	County Council - Alternate
Jeff Slaton	School Board
Marvin Rees	County Surveyor
Mark Bacon	County Commissioner

## BOARD OF ZONING APPEALS

The Board of Zoning Appeals is made up of 5 members appointed by various City and County elected officials. The Board makes final decisions regarding land use and development through the review of area variance and special exception petitions.

### Members:

Mike Holzback  
Lois Hatfield  
Ruth Geise  
Sandra Jackson  
Larry Copley

### Appointment:

County Commissioners - APC Member  
County Commissioners - Citizen  
APC Citizen  
County Commissioners – Carthage Citizen  
City Council - Citizen



## RUSHVILLE HISTORIC BOARD

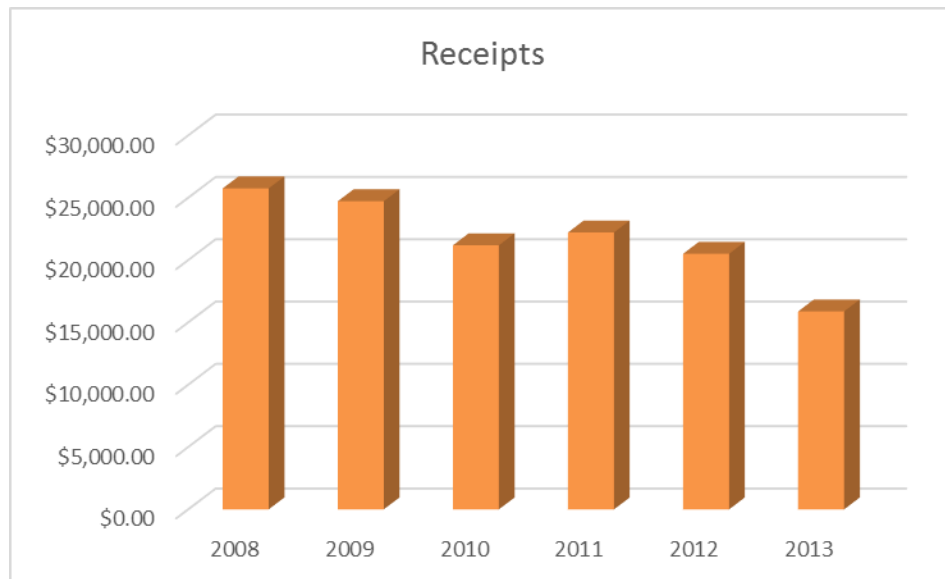
The Rushville Historic Board is made up of 5 members appointed by the Mayor, of which three are owners or shareholders of a property located within the Historic District. The Board reviews petitions for certificates of appropriateness and makes recommendations regarding the preservation of visual aspects of the architectural and historic character of the district.

### Members:

Kevin Harr  
Kristen Hass  
Lisa Winship  
Becky Webb  
Joe Rathz

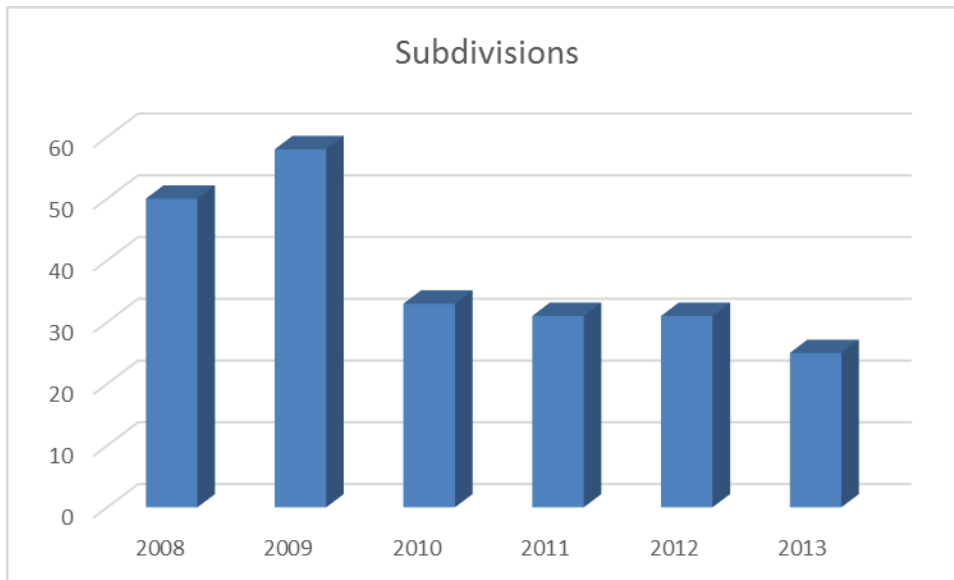
## 2008-2013 APC Comparison

Rush County APC - 2008-2013 Comparison						
	2008	2009	2010	2011	2012	2013
<b>Subdivisions</b>	50	58	33	31	31	25
<b>Rezones</b>	3	2	8	5	3	2
<b>Special Exceptions</b>	11	12	13	12	11	12
<b>Variances</b>	11	19	13	11	14	15
<b>Building Permits</b>	181	155	137	163	152	104
<b>Complaints</b>	36	75	31	20	12	31
<b>Budget</b>	\$116,656	\$117,774	\$106,774	\$105,924	\$107,196	\$110,218
<b>Budget Expended</b>	\$101,877	\$90,308	\$93,790	\$88,818	\$93,677	\$88,708
<b>% Expended</b>	87%	77%	88%	84%	87%	80%
<b>Receipts</b>	\$25,756.90	\$24,725.95	\$21,184.45	\$22,212.30	\$20,505.15	\$15,881.76
<b>Estimated New Construction \$\$</b>	\$9,959,868	\$25,627,115	\$8,245,924	\$6,813,700	\$15,543,325	\$9,485,030



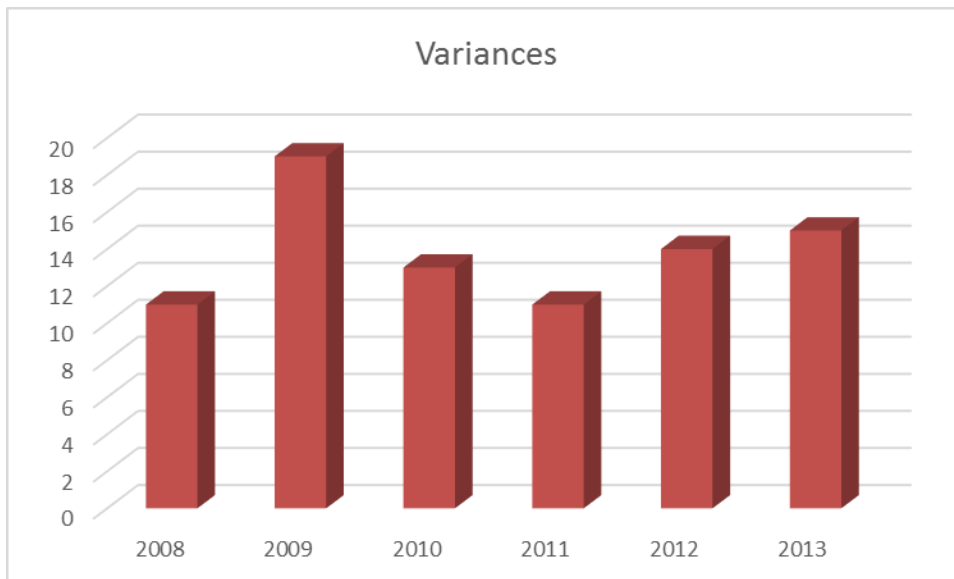
The overall drop in the amount of receipts collected is mostly related to the decline in improvement location permits. All other areas outside of permits have stayed relatively steady over the past several years.

## APC Petition Overview



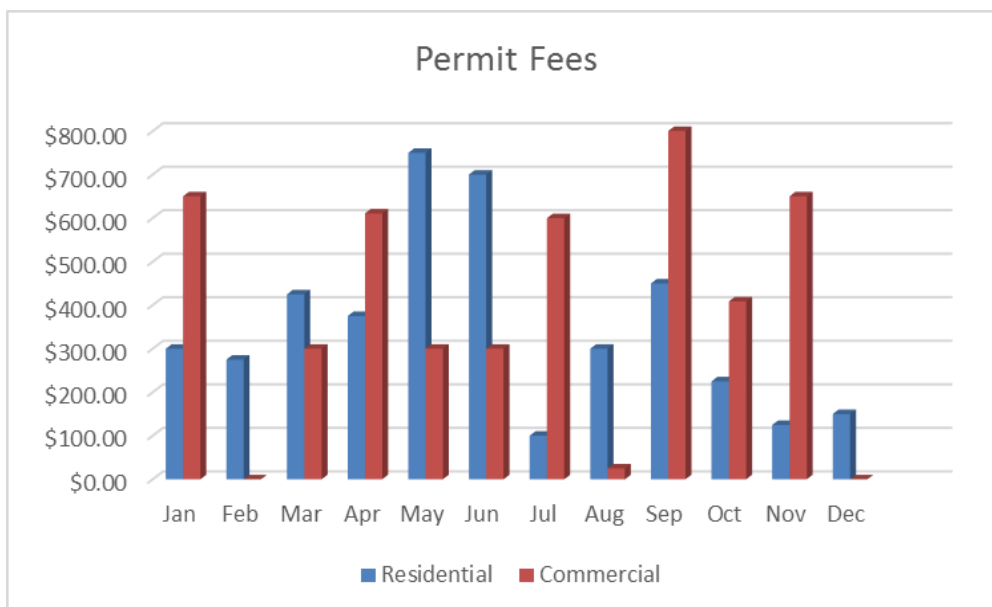
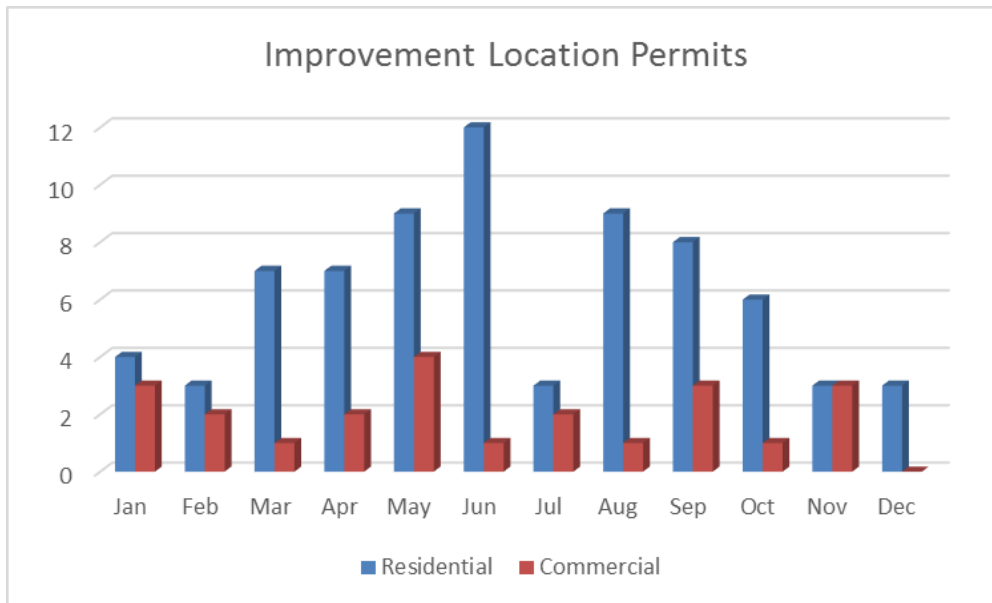
The number of lots subdivided has dropped off slightly from 2012, but overall has remained fairly steady over the past four years. The number of rezones has declined steadily over the past four years, but has returned to levels similar to five years ago. The number of rezones for 2014 is expected to increase, partially because of APC Office initiated rezones.

## BZA Petition Overview



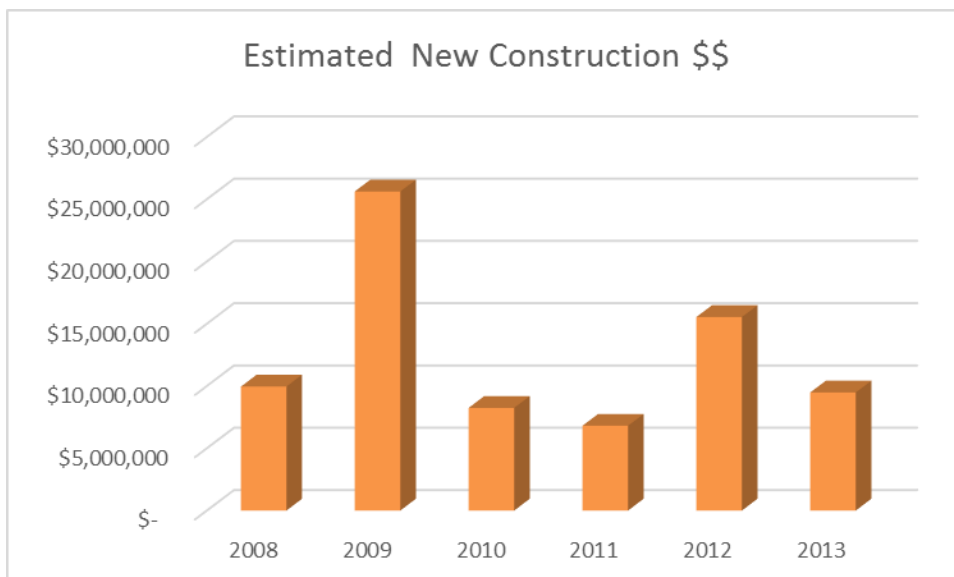
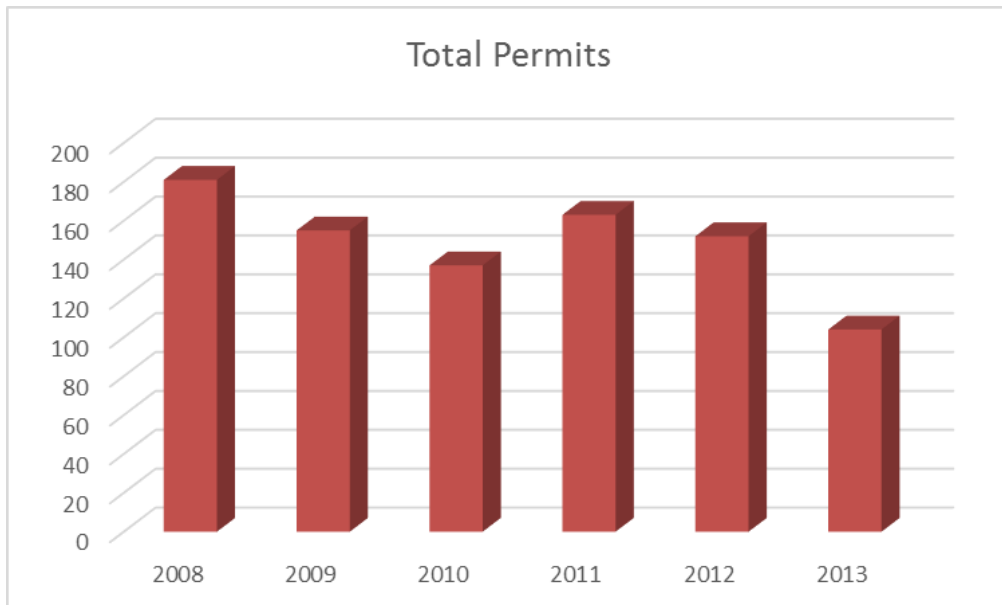
The number of special exceptions has remained very steady over the past six years. The overall number of variances has fluctuated more than special exceptions and appears to be on a slight upward trend. The numbers for both would be expected to stay relatively similar for 2014. One exception that could influence the number of variances would be if the City of Rushville develops its own Plan Commission, which would be an Advisory Plan Commission. This arrangement would allow for a city BZA to issue additional types of variances not currently available under Area Plan Law.

## Improvement Location Permits



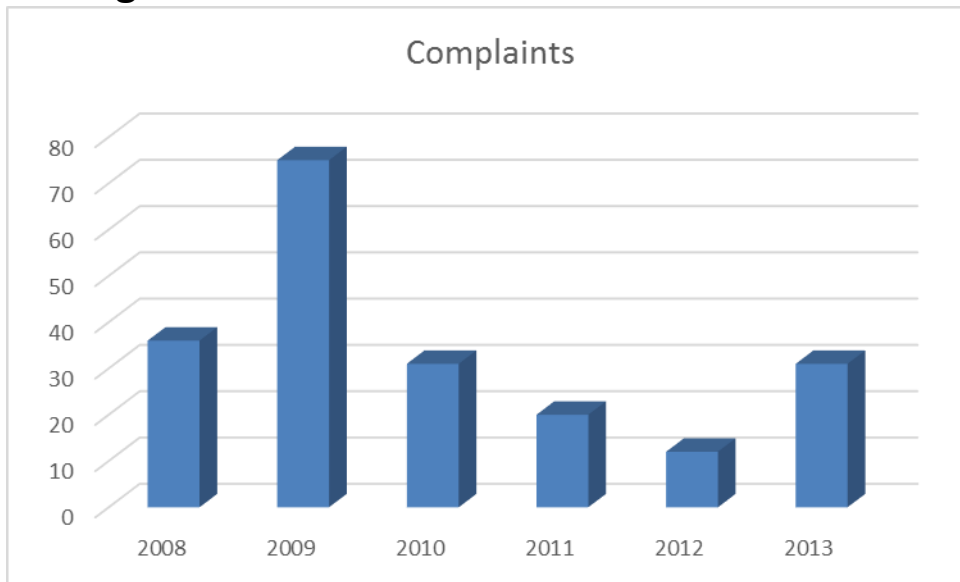
The overall number of permits issued for 2013 was down this year, but the overall seasonal trend in permits for the most part held steady. The one anomaly is the month of July, which coincided with the change in leadership in the APC Office and certainly had some impact on the number of permits issued.

## Improvement Location Permits



The one major change in trend this year was a significant drop in the number of improvement location permits issued compared to prior years. It is hard to pinpoint the exact cause, but it should also be noted that while the estimated construction costs are down from 2012, they are higher than the two years prior.

## Zoning Violations



The number of complaints that has been received by the APC Office has varied over the past years and there does not appear to be any defining trend. There are many factors that affect the number of complaints and is difficult to pinpoint a particular reason(s) why there is a significant amount more in 2013 than in 2012.

## 2013 Monthly Summary

Rush County APC 2013 Summary						
	Receipts	Subdivisions	Rezones	Special Exceptions	Variances	Permits
<b>JANUARY</b>	\$ 1,575.00	4	0	0	3	7
<b>FEBRUARY</b>	\$ 1,028.50	3	0	0	2	6
<b>MARCH</b>	\$ 1,075.00	2	0	1	1	8
<b>APRIL</b>	\$ 1,942.61	1	1	1	1	10
<b>MAY</b>	\$ 1,700.00	2	0	2	0	14
<b>JUNE</b>	\$ 1,282.00	0	0	1	1	15
<b>JULY</b>	\$ 1,465.00	2	0	0	1	5
<b>AUGUST</b>	\$ 1,375.00	3	1	2	2	10
<b>SEPTEMBER</b>	\$ 1,770.00	1	0	0	3	11
<b>OCTOBER</b>	\$ 1,043.65	2	0	2	0	8
<b>NOVEMBER</b>	\$ 1,175.00	2	0	2	1	7
<b>DECEMBER</b>	\$ 450.00	3	0	1	0	3
<b>YEAR END</b>	\$ 15,881.76	25	2	12	15	104